Robert Ellis

look no further...

Glenbrook Crescent,
Nottingham,
NG8 3GQ

£175,000 Freehold

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A well-proportioned detached bungalow with two double bedrooms and the benefit of no upward chain.

This property is considered an excellent opportunity for a large variety of buyers including anyone looking to downsize locally, any investors looking to add to a buy to let portfolio or any first-time buyers looking to get onto the property ladder.

Situated within this convenient residential location, you have the benefit of a wide range of amenities including shops, schools, healthcare facilities and excellent transport links in and around the city.

In brief the internal accommodation comprises; entrance hall, living room, breakfast kitchen, two double bedrooms and the bathroom, currently set up as a wet room.

The front of the property is primarily lawned with a driveway to the side and gated access to the private and enclosed rear garden.

Offered to the market with the option of vacant possession this property is well worthy of an early internal viewing.

Entrance Hall
Entrance door, laminate flooring and two useful storage cupboards.

Living Room
14'5" x 10'7" (4.41m x 3.25m)
UPVC double glazed window to the front, carpet flooring and radiator.

Kitchen
10'7" x 9'2" (3.24m x 2.80m)
Fitted with a range of wall, base and drawer units, rolled edge working surfacing with tiles splash back, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, space and plumbing for washing machine, further useful appliance space, wall mounted boiler, double glazed window to the rear and door to the side passage.

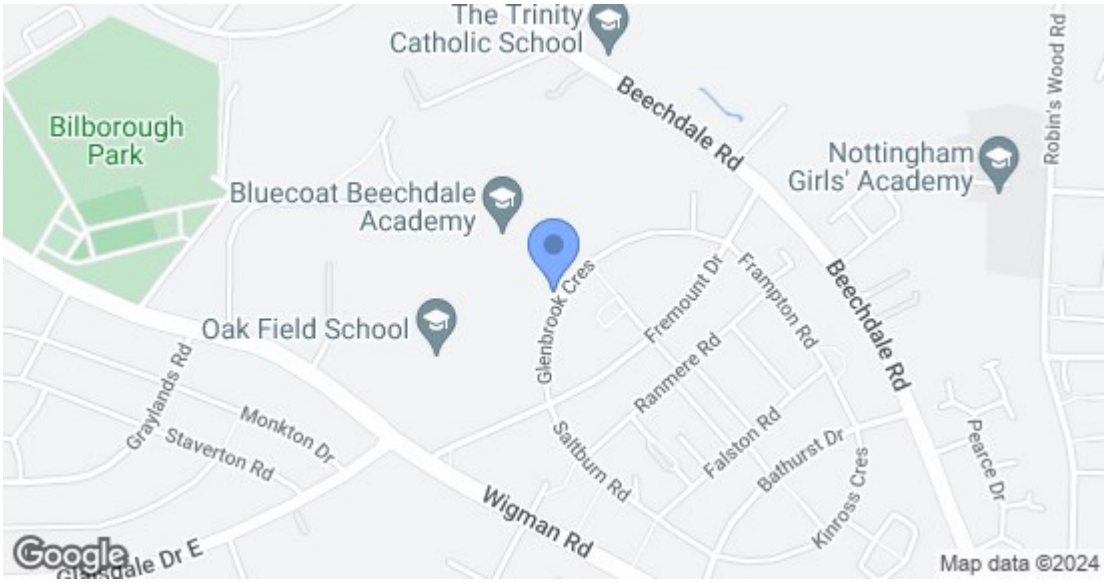
Bedroom One
11'5" x 10'8" (3.50m x 3.26m)
UPVC double glazed window to the rear, laminate flooring and radiator.

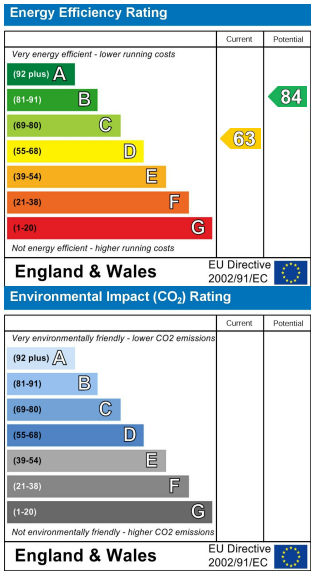
Bedroom Two
10'7" x 8'3" (3.25m x 2.54m)
UPVC double glazed window to the front, laminate flooring and radiator.

Bathroom (Wet Room)
Fitted with a three piece suite comprising; wall mounted wash hand, low level WC, electric shower, part tiled walls, tiled flooring, radiator with cover and cupboard housing the hot water tank.

Outside
To the front of the property is a low maintenance lawned garden with hedge boundary and a driveway providing off road car parking. Gated side access leads to the generous and enclosed private rear garden that is mainly laid to lawn with a paved patio area and fence and hedge boundaries.

Agents Note
Any perspective buyer should note that the solar panels are owned by Nottingham City Council.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.